



Upper Uwchlan Township  
**Board of Supervisors Workshop**

May 12, 2015

4:00 p.m.

Minutes

Approved

In attendance:

Kevin Kerr, Chair

Guy Donatelli, Vice-Chair

Cathy Tomlinson, Member

Cary Vargo, Township Manager

John DeMarco, Police Chief

Gwen Jonik, Township Secretary

Dave Leh, P.E., Township Engineer

Kevin Kerr called the Workshop to order at 4:04 p.m.

Apex Constructors – Subdivision/Land Development Plan – Status of Previous Approval

Kristin Camp, Esq., Buckley Brion McGuire and Morris briefed the Board that the current owners of a Patricia Drive property requested confirmation of the status of the Apex Constructors Subdivision Plan that was previously approved in 2008. The property owners are not interested in moving forward with the development at this time but they don't want the approval of the existing plan to expire. They seek the Board's agreement to extend the plan approval past the Pennsylvania Act 54 of 2013 – Development Permit Extension Act expiration of July 2, 2016. They realize that if/when they decide to develop the property the Plan would have to be reviewed for compliance with current Storm Water Management requirements. Dave Leh is concerned that the storm water infrastructure might be under the cul-de-sac and new disturbance areas might require greater setbacks.

The Board is concerned that this would set a precedent. Ms. Camp assured them that any Plan that is eligible for extension would be considered under its individual set of circumstances. The Board will think about this and discuss further at next month's Workshop.

Cary Vargo asked for and received the Board's permission to divert from the published Agenda. Permission was granted.

Uppatinas Property – Concept

On behalf of Open Community Corp. (Uppatinas), John Shelton introduced the concept of a minor 4-lot subdivision of the 9-acre Uppatinas parcel. The concept is a by-right use (residential) requiring a special exception of the Zoning Board to convert the structure(s) into multiple living units, which would total 1.6 dwelling units per acre, moderate density for residential zoning. This use would be in keeping with the existing residential neighborhoods surrounding the property. The property faces foreclosure at the beginning of September. Approval of a minor subdivision plan would increase marketability of the parcel and potentially attract additional funding sources which would then negate foreclosure proceedings. Lot #1 is proposed as converting the current gym building to 8 rental units initially and converted to condos/owner occupied in the future. The condo/owner occupied Plan would require land development approval, which would be sought within an agreed-upon timeframe. Lot #2 is proposed as converting the current administration building into 4 rental units (monthly rental @ \$1750.00). Lot #3 would be 1 new single-family dwelling, sharing a driveway with Lot #4, also 1 new single-family dwelling. Lot #4 has slope and stream constraints. There is no wastewater treatment capacity in the nearby Greenridge Plant, so all lots would be served by primary and alternate septic systems. There is an easement from the Uppatinas property to the Greenridge Plant, so if capacity does become available in the future, connections would most likely be requested. The new lots are less than 1 acre so NPDES

permits wouldn't be required. Mr. Shelton would convert the structures into rental units; Lots 3 and 4 would be sold. A minor subdivision plan doesn't have to go through both preliminary and final plan approval. Mr. Shelton proposes presenting the concept plan to the Planning Commission this week, seeking approval of a special exception with the Zoning Hearing Board and minor subdivision plan approval by the Board of Supervisors in June/July.

The Board of Supervisors likes the concept but is concerned with the multiple units being rentals, not owner-occupied, and would like Mr. Shelton to propose a timeframe to accomplish the conversion from apartments to condos that could be incorporated into any potential plan approval. Ms. Camp and the Board agreed that specific language should be provided to the Zoning Hearing Board to include in their Decision regarding converting the rentals to owner-occupied condos within a certain timeframe. The Board agreed they'd provide the Zoning Hearing Board with their thoughts on the project if Mr. Shelton pursues the project. The Board also suggested that Mr. Shelton submit one Plan to go through the Zoning Hearing and Preliminary/Final Minor Subdivision and Land Development approval processes simultaneously. Mr. Shelton wasn't certain the land development plan could be engineered within the timeframe needed.

#### Interview Police Officer Candidate

The Board proceeded to interview a Police Officer candidate.

#### Township Manager's Report

Cary Vargo highlighted the following projects:

The Columbia Gas Pipeline East Side Expansion project is underway. They are drilling horizontally 50' under Hickory Park. Mr. Vargo visited the drilling site on the McNaughton property adjacent to Hickory Park and vibrations can be felt.

Storm Water Authority – a presentation will be made at the June 9 Joint Boards and Commission Workshop regarding the development of a Storm Water Authority.

Route 100 WWTF – Phase II – construction of the treatment plant is on target to be complete late July. The Municipal Authority will soon send a letter to the residents involved in the Phase system expansion regarding the mandatory connection ordinance, with an updated construction schedule for connections with the homes.

The Sunoco Pipeline Mariner I pipe renovations are moving along, and construction continues at the pump station site on Milford Road at Little Conestoga Road. The work hasn't been as noisy as expected.

Sunoco Pipeline is scoping out their Mariner II project.

The Township's 7<sup>th</sup> Annual Block Party on Route 100 will be held June 20, 2015, beginning at 6:00 p.m. We hope for great weather and invite all residents to attend!

St. Elizabeth's Church continues to challenge the validity of their traffic impact fee. We may have to enter legal proceedings to resolve the issue.

#### Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:52 p.m. The Board proceeded to hold an Executive Session regarding a legal matter.

Respectfully submitted,

Gwen A. Jonik,  
Township Secretary